



RESTORATION HARDWARE

DAR SET #3

09.17.2015



RH

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PROJECT TEAM

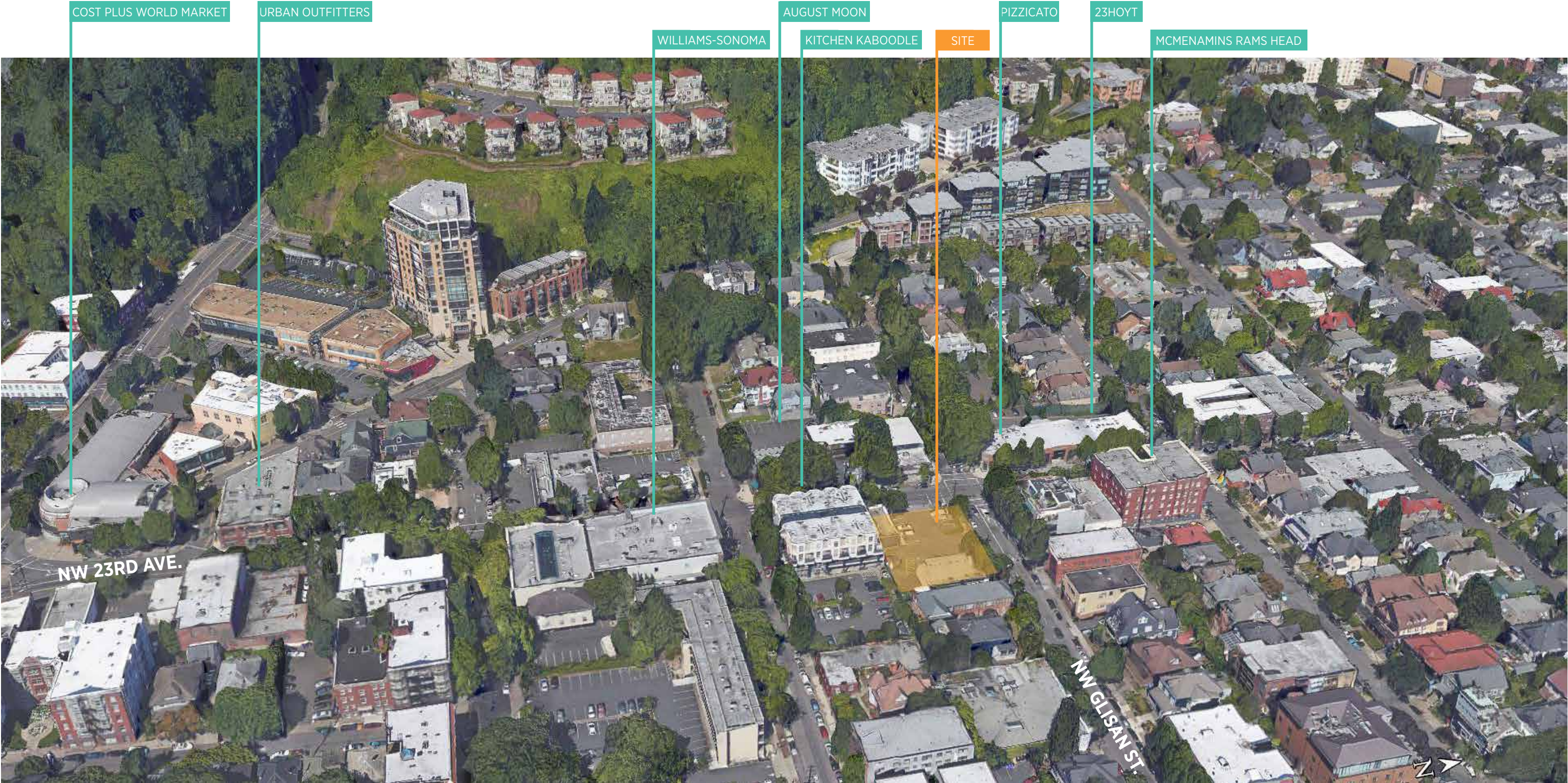
Client/Owner	Restoration Hardware 15 Koch Road, Suite J Corte Madera, CA 94925	Civil	Humber Design Group. Martha Williams Kristian McCombs
	Tim Wong Chris Thompson Andrew Lapitsky Natalie Kittner	Landscape Architects	Hango Larsen Kurt Lango
Architects	Ankrom Moisan Architects 6720 SW Macadam, Suite 100 Portland, OR 97219 Paul Jeffreys (PM) Caroline Hather	MEP	Interface Engineering Inc. Mechanical – John McMichael Electrical – Jim Sattem
Structural	DCI Engineers Shirley Chalupa Greg Mercurio Michael Poulos	Building Envelope	RDH Ariel Levy

An architectural rendering of a modern building's courtyard. The scene features a paved walkway, large trees, and a building with large glass windows. In the foreground, there are outdoor seating areas with wicker furniture and cushions. A woman in a striped dress stands near a table, and a child is visible in the background. The overall atmosphere is bright and airy, with soft shadows and a clear sky.

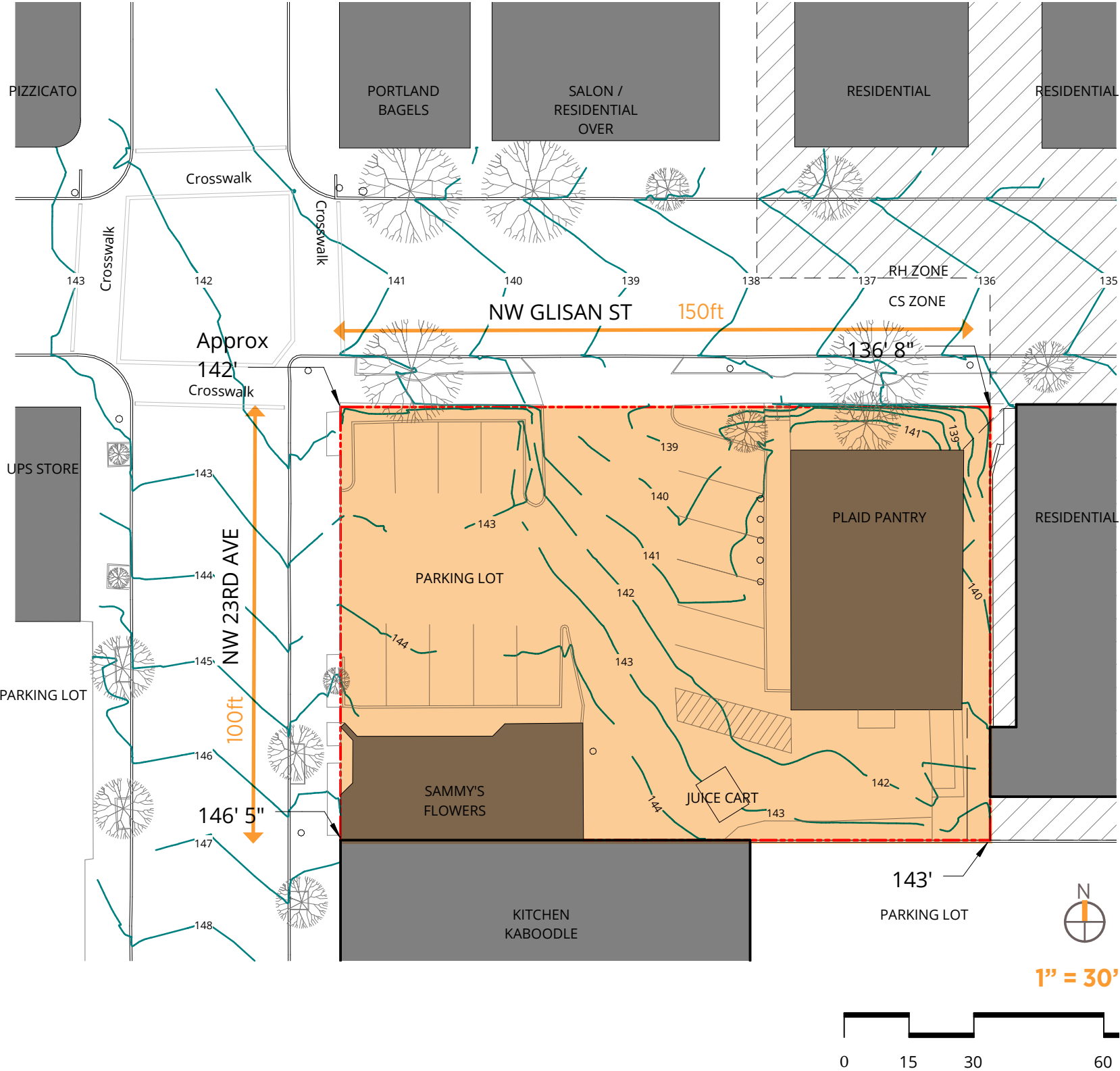
SITE CONTEXT AND PRECEDENTS

The new Restoration Hardware Building on NW 23rd will be uniquely situated on one of the few remaining under-developed lots on the popular NW 23rd Avenue, and presents an opportunity to contribute to one of Portland's most vibrant architectural, cultural, and functionally diverse districts.

The new 3 story Gallery concept store will be located on the corner of NW 23rd Avenue and NW Glisan Street in the Historic Alphabet District. Roof terraces at two levels will provide unique views of the area and there will be a semi-enclosed roof pavilion. The building will be accessed via a landscaped courtyard on NW23rd Avenue which will be open to the public during opening hours. One level of below-grade customer parking for 19 vehicles is to be provided. Both the underground parking and at-grade, enclosed loading will be accessed from NW Glisan Street via the same driveway.



EXISTING SITE



SITE DESCRIPTION

Client: Restoration Hardware (RH)
Address: 2270-2280 NW Glisan Street, Portland OR
Cross street: NW Glisan St and NW 23rd Ave
Site Area: 15,000 sq. ft.

PROJECT DESCRIPTION

A new three-story commercial building at the corner of NW 23rd Avenue and NW Glisan Street in the Historic Alphet District. One level of below-grade parking for 19 vehicles is included. Both the underground parking and at-grade, enclosed loading will be accessed from NW Glisan Street via the same driveway. Two pedestrian entries will be accessed from NW 23rd Avenue. The rooftop is planned to include a small enclosure (which includes several stairways, an elevator, an open covered trellis and solid roof structure, and outdoor display).

ZONING SUMMARY

Zone: Commercial Storefront (CS)
Plan district: Northwest
Other: Alphet Historic District, Non-contributing
LUR: Historic Resource Review Type III
Adjacent Zones: High Density Housing (RH) to east

DEVELOPMENT STANDARDS

Max FAR: 3:1 = 45,000 sq. ft.
Proposed FAR area = 42,000 sq. ft.
Max Height: 45 ft.
A Modification is requested for some rooftop structures and the building parapet. Set back rooftop structures are 12’-6” above height limit, Parapet is 2’ above height limit. Elevator is within 16’ allowed over height limit.

Ground Floor Window Standards:

- 50% of length & 25% of area below 9ft high on NW 23rd required.
- 25% of length & 12.5% of area below 9ft high on NW Glisan St required.
- A Modification is requested for window length on NW 23rd and NW Glisan

Loading:

- Loading Bay of 35’ x 10 ‘ x 13’ high provided
- A modification is requested for requirement for entering and exiting in a forward motion.
- Deliveries made primarily by UPS with additional 25’ box truck deliveries Monday - Friday before 10am.

Outdoor Display:

- Modification required for outdoor display use in Courtyard, L3 Terraces and Roof Terrace.

L4 Buffer:

- Modification required for approx 10’-6” set back of Landscape planter from NW Glisan site boundary. 6’ buffer wall is continuous along East Boundary.

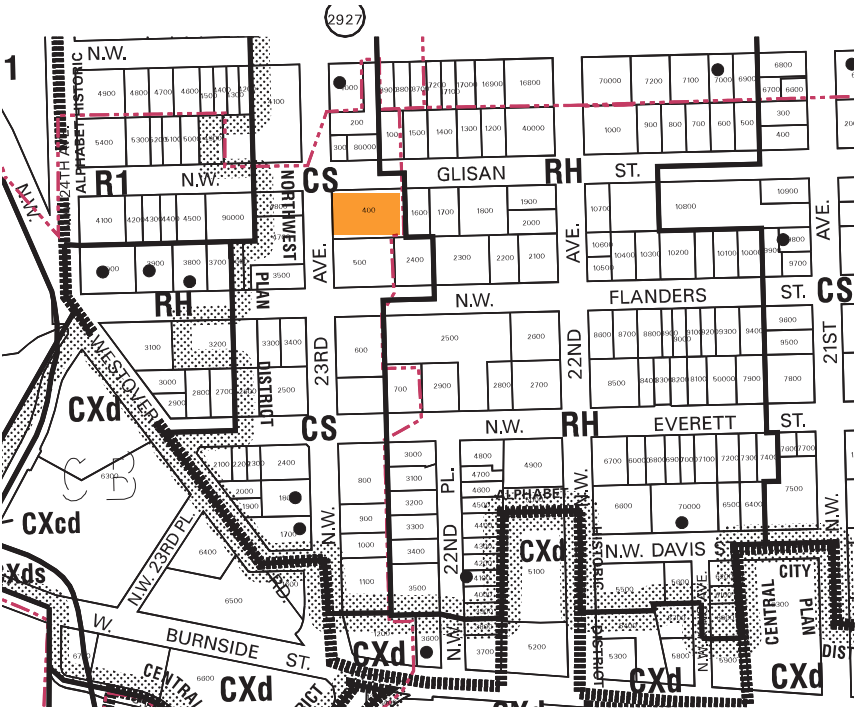
APPROVAL CRITERIA

Historic Alphet District: Community Design Guidelines

- Heirarchy of compatibility
- Compatible with historic qualities of district

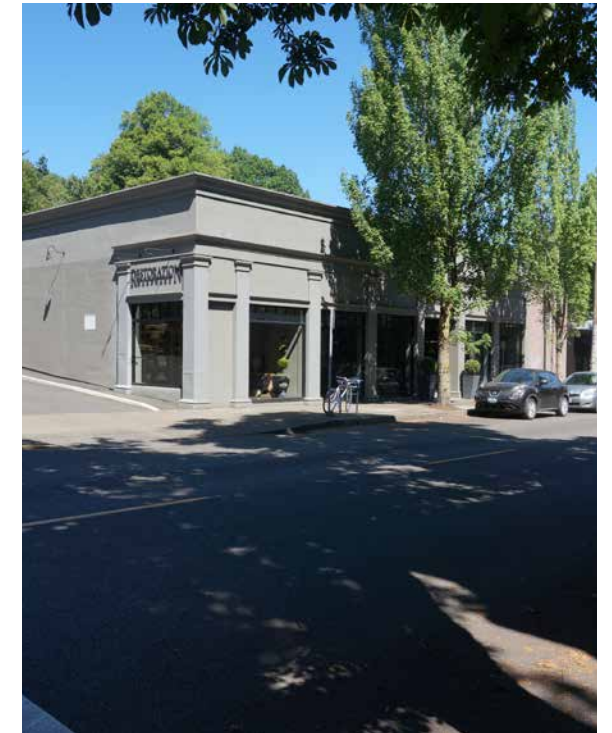
Community Design Guidelines

- Enhance Plan area character, sense of place and identity
- Stopping places
- Create sense of enclosure to street
- Create visual interest
- Create active, unified and clear identity at intersections
- Enhance comfort to pedestrians
- Make entries prominent and interesting
- Integrate attractive and compatible parking
- Blend into neighborhood





ARCHITECTURAL CONTEXT STUDY - NW 23RD'S ECLECTIC STYLE, FORM AND CHARACTER





DESIGN DEVELOPMENT

DAR #1 - APRIL 13, 2015

DAR #2 - JUNE 8, 2015

DESIGN DEVELOPMENT - WEST ELEVATION - PREVIOUS DARS



Design Advice Request
Submission 1



Design Advice Request
Submission 2

KEY DESIGN CHANGES BETWEEN DAR #1 AND DAR #2

- Courtyard introduced to reduce massing to NW23rd
- Building reduced to two stories to NW 23rd Avenue
- Glazed canopies introduced along NW 23rd
- Larger more commercial glazing introduced.

Design Advice Request
Submission 1



Design Advice Request
Submission 2



Design Advice Request
Submission 3



KEY DESIGN CHANGES BETWEEN DAR #2 AND DAR #3

- Unique glass awning introduced
- Trellis reduced in size
- Courtyard entrance design revised

DESIGN DEVELOPMENT - NORTH ELEVATION - PREVIOUS DARS



KEY DESIGN CHANGES BETWEEN DAR #1 AND DAR #2

- Courtyard introduced to reduce massing to NW23rd
- Building reduced to two stories to NW 23rd Avenue.
- Glazed canopies introduced to NW 23rd Corner.
- Larger more commercial glazing introduced.
- Clear hierarchy of elevations established.
- Awnings simplified.
- Stair re-oriented.

Design Advice Request
Submission 1



Design Advice Request
Submission 2



Design Advice Request
Submission 3



KEY DESIGN CHANGES BETWEEN DAR #2 AND DAR #3

- Unique glass awning introduced
- Trellis reduced in size
- Roof Pavilion centered.

DESIGN DEVELOPMENT - EAST ELEVATION - PREVIOUS DARS



KEY DESIGN CHANGES BETWEEN DAR #1 AND DAR #2

- Larger more commercial glazing introduced.
- Clear hierarchy of elevations established.
- Awnings simplified.
- Stair re-oriented.

Design Advice Request
Submission 1



Design Advice Request
Submission 2



Design Advice Request
Submission 3



KEY DESIGN CHANGES BETWEEN DAR #2 AND DAR #3

- Unique glass awning introduced
- Windows added to stair
- Ivy to be trained up lower stair wall.
- Loading bay wall made solid and higher (acoustic + fire)



PROPOSED CONCEPT

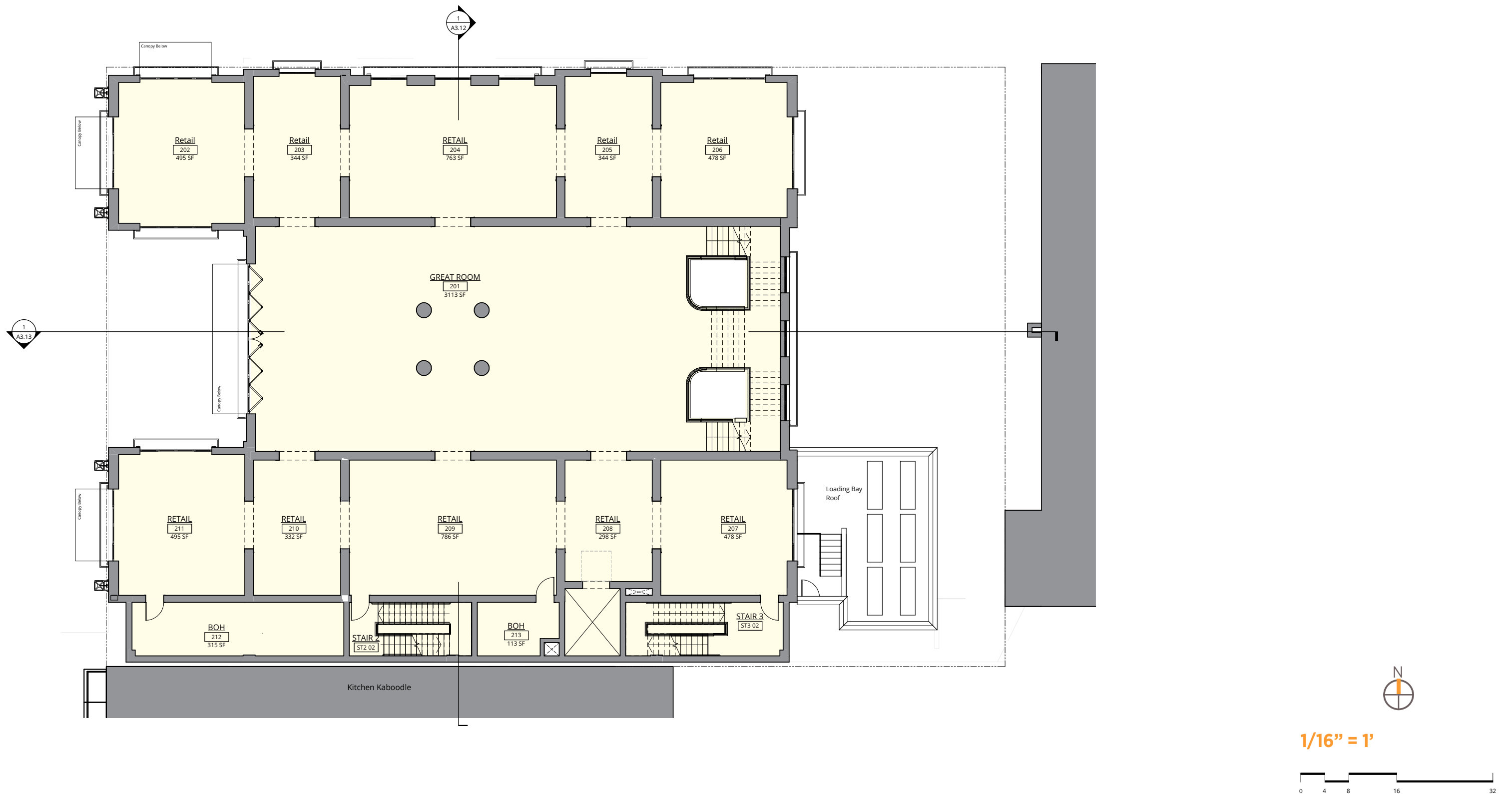
The Gallery Store is a new retail concept from RH in which the company sees itself as serving as a curator of some of the finest historical design from around the world. The Gallery will serve as a showroom for their products which will then be ordered online and delivered directly to customer's homes. Point of Sales are discretely tucked away behind paneled cupboard doors and very little is available to be taken home. In short the stores appear more like art galleries than retail stores, and customers browse the rooms of a beautifully furnished home.

The Portland store will feature a beautiful courtyard entrance, welcoming pedestrians into the Great Room. Large windows allow ample views in and out of the building connecting to the vibrant NW 23rd streetscape. The rooftop terrace will feature trees, complementing the leafy feel of the Nob Hill residential neighborhoods. The open air rooftop pavilion, with glazed walls and a minimalist feel references the contemporary buildings to the north and west of the site. The massing of the building is stepped down to NW 23rd to provide a more pedestrian friendly scale, with further terraces to the third level.

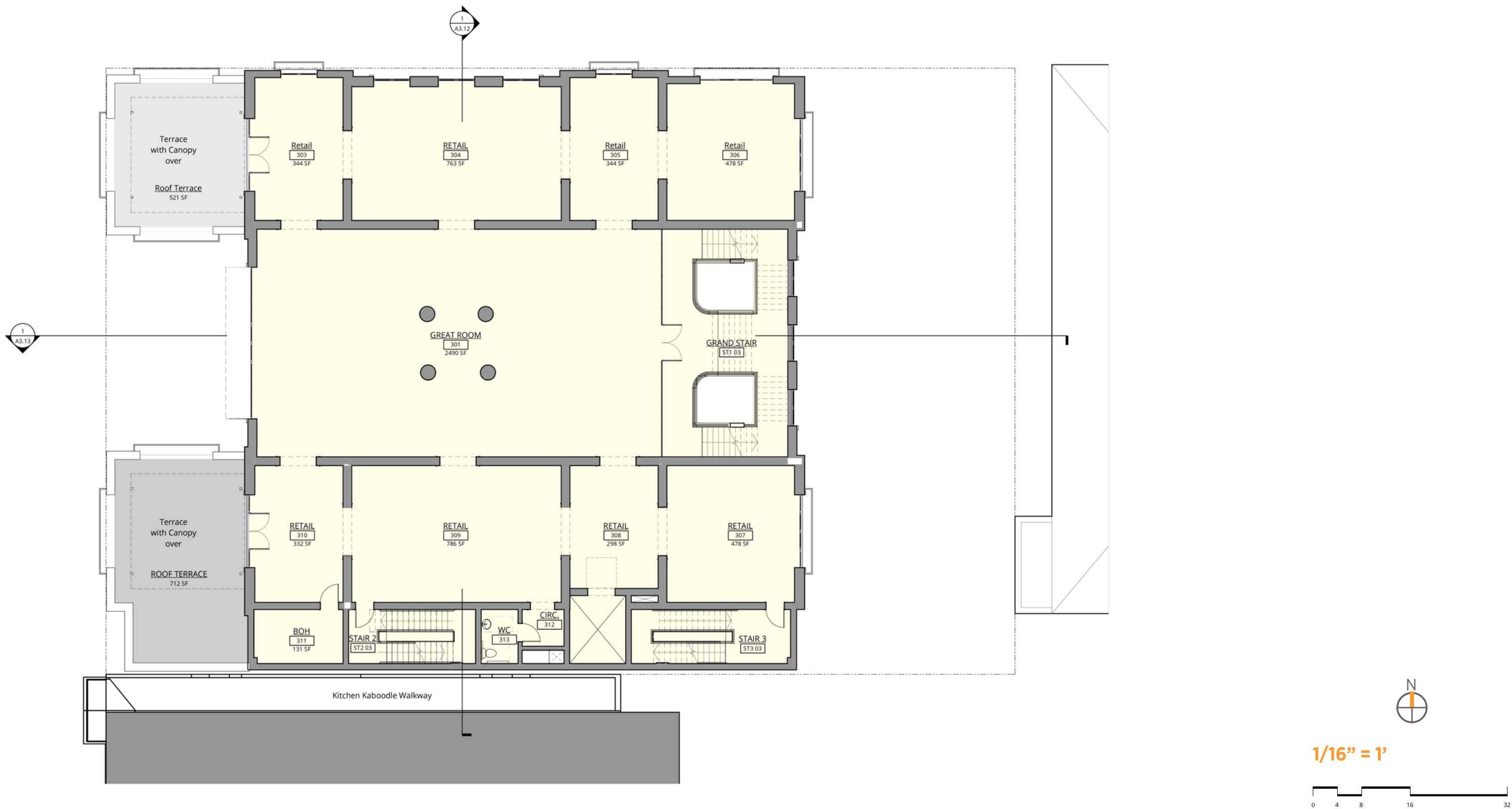
FIRST FLOOR PLAN



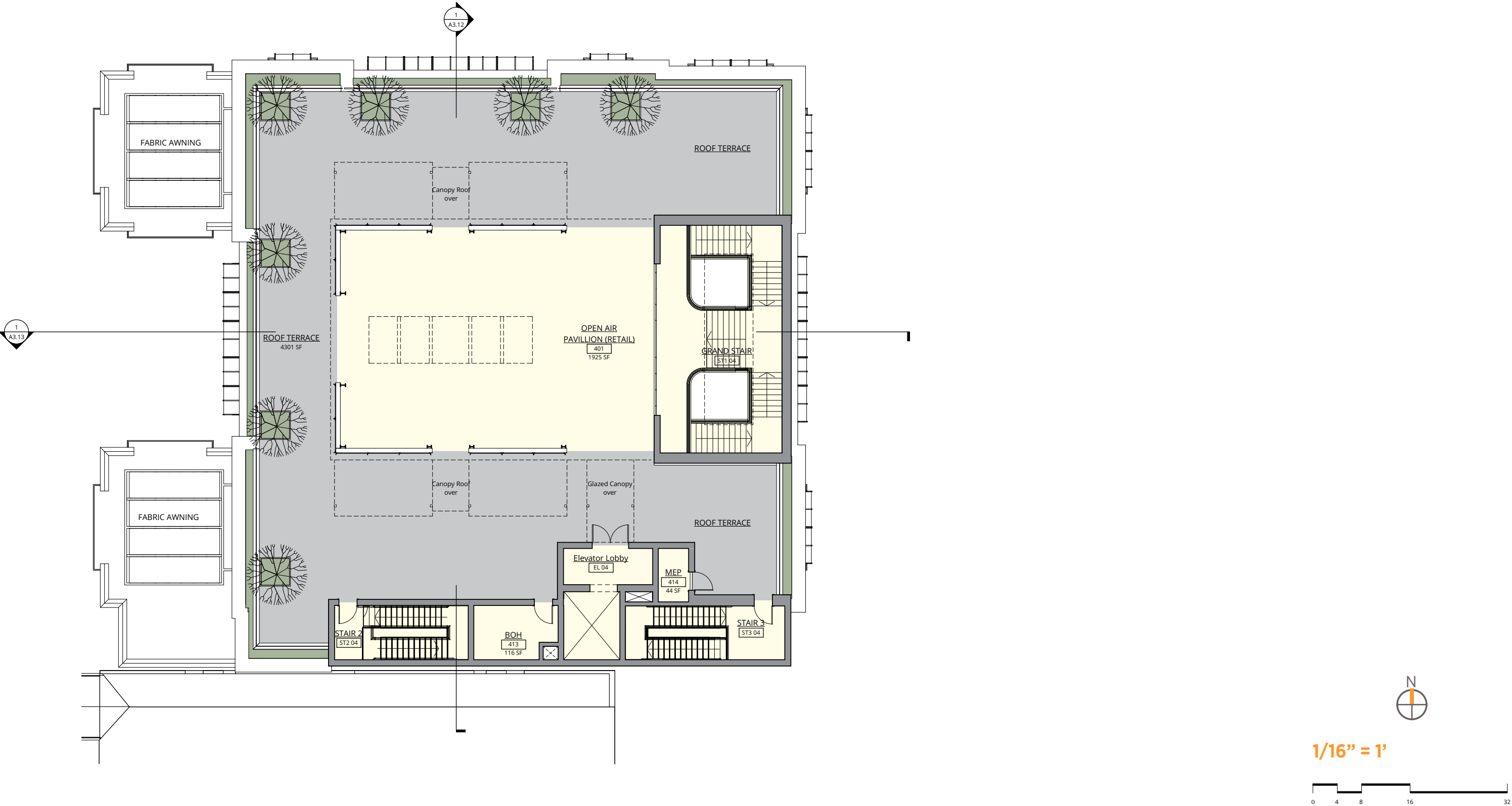
SECOND FLOOR PLAN



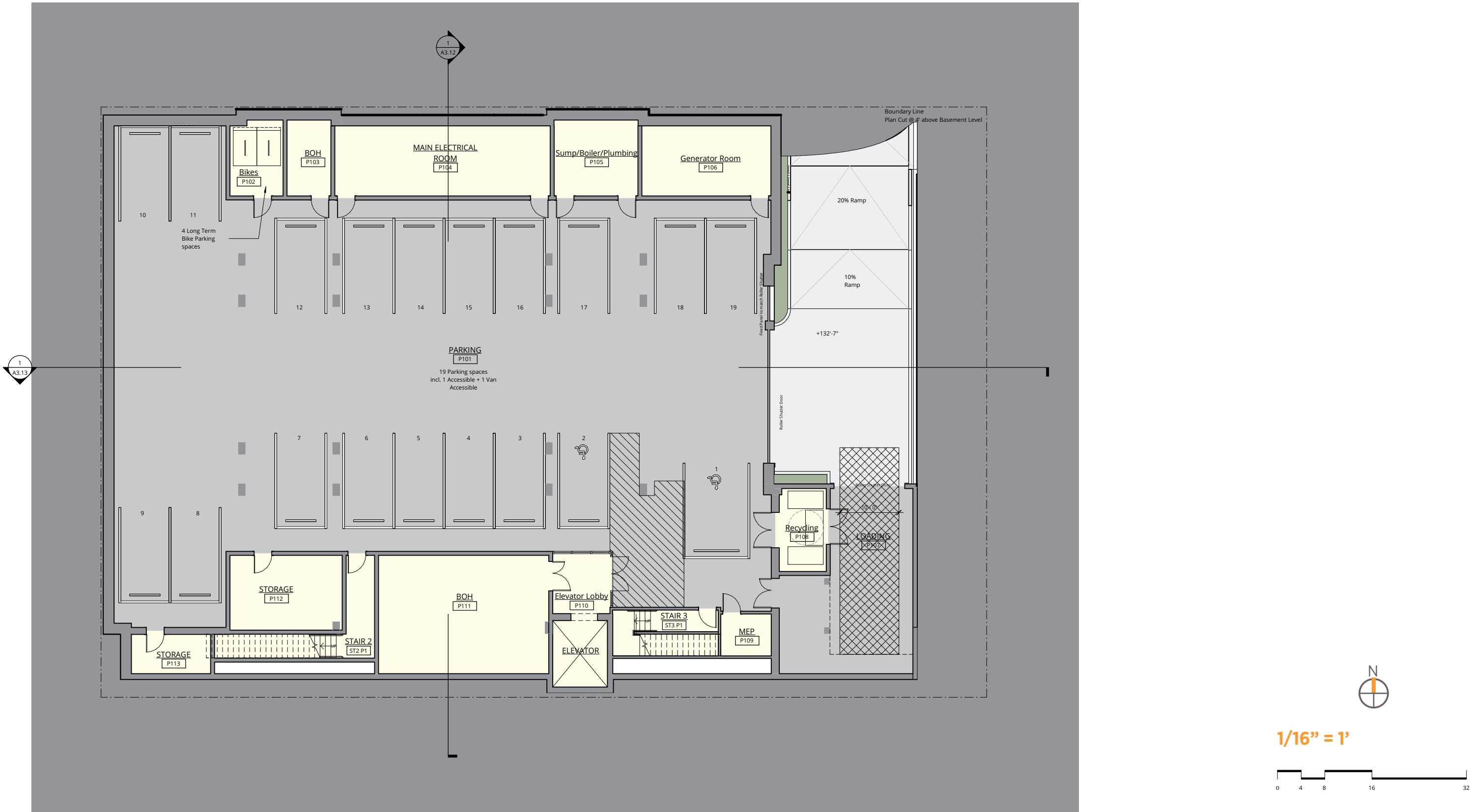
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BASEMENT FLOOR PLAN



NW 23RD AVE ELEVATION



1/16" = 1'



GLISAN ST. ELEVATION



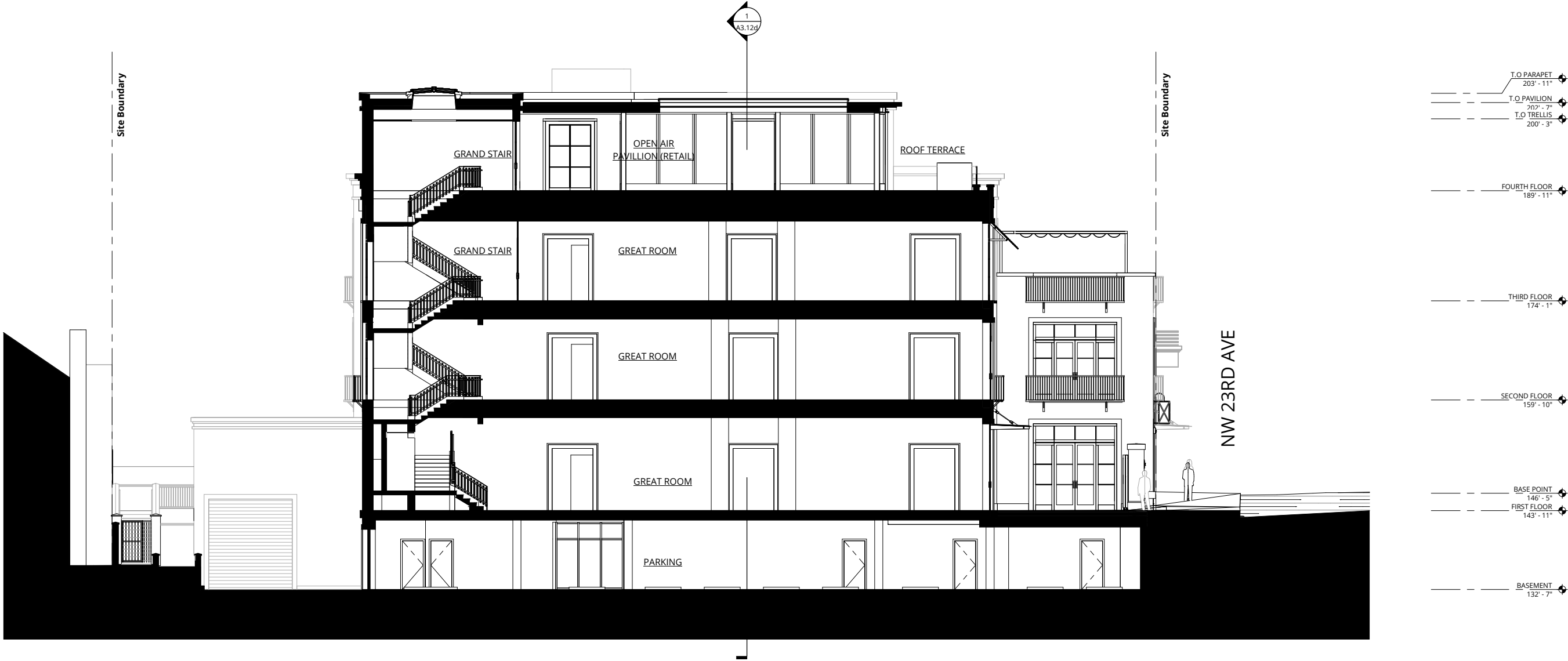
EAST ELEVATION



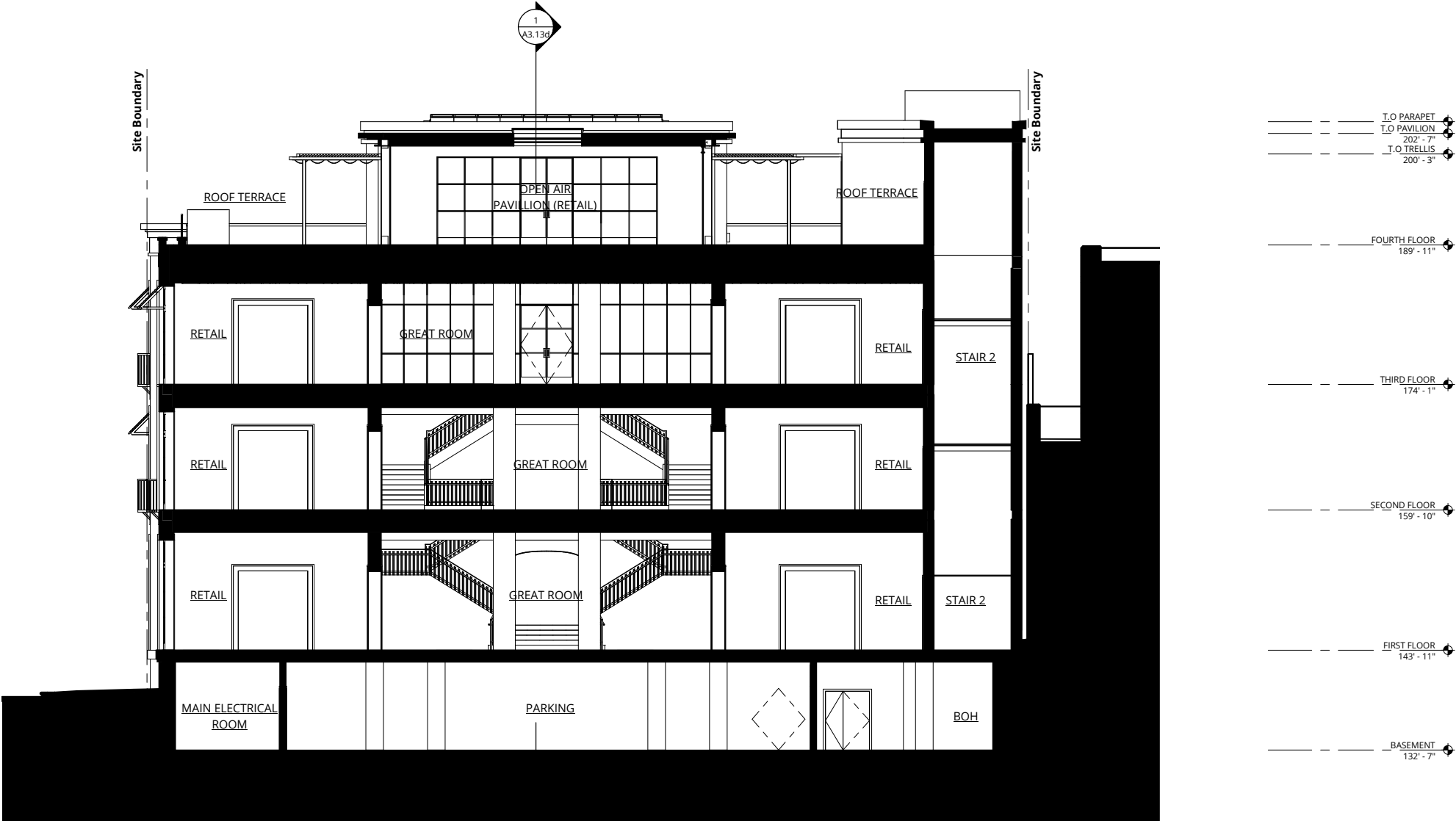
1/16" = 1'



EAST/WEST SECTION



NORTH/SOUTH SECTION



1/16" = 1'

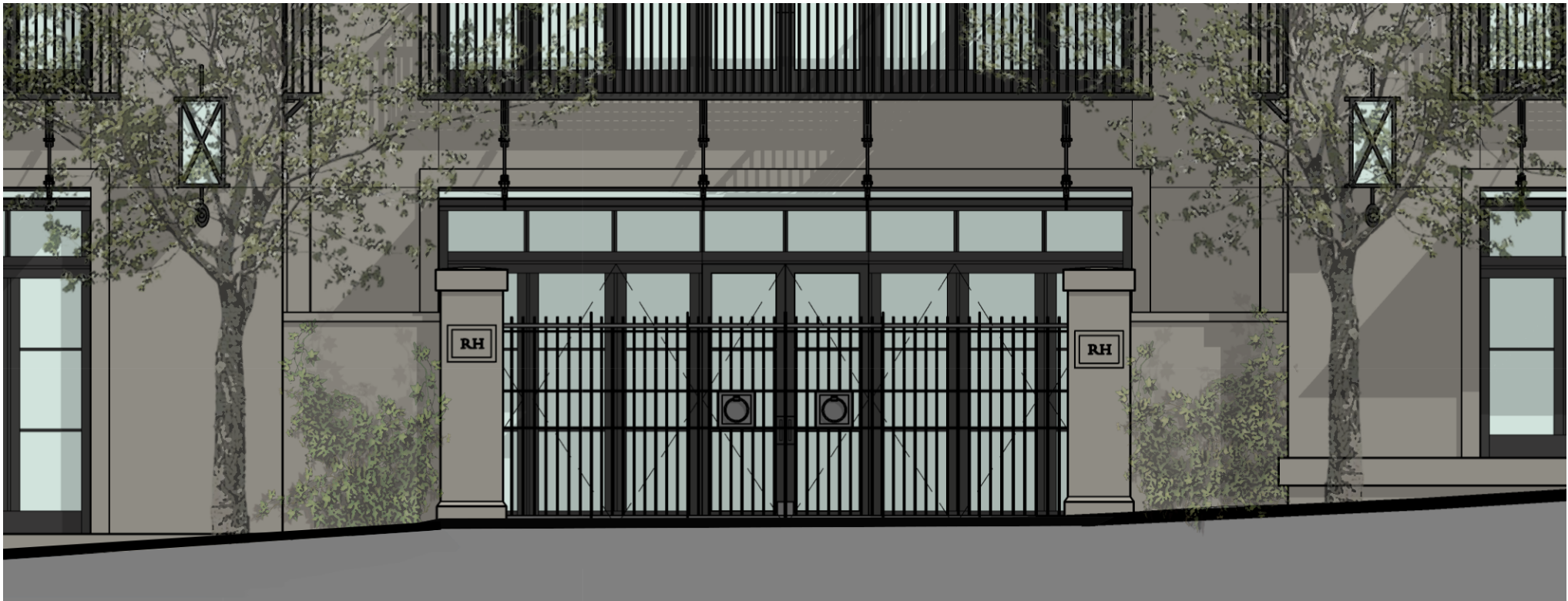




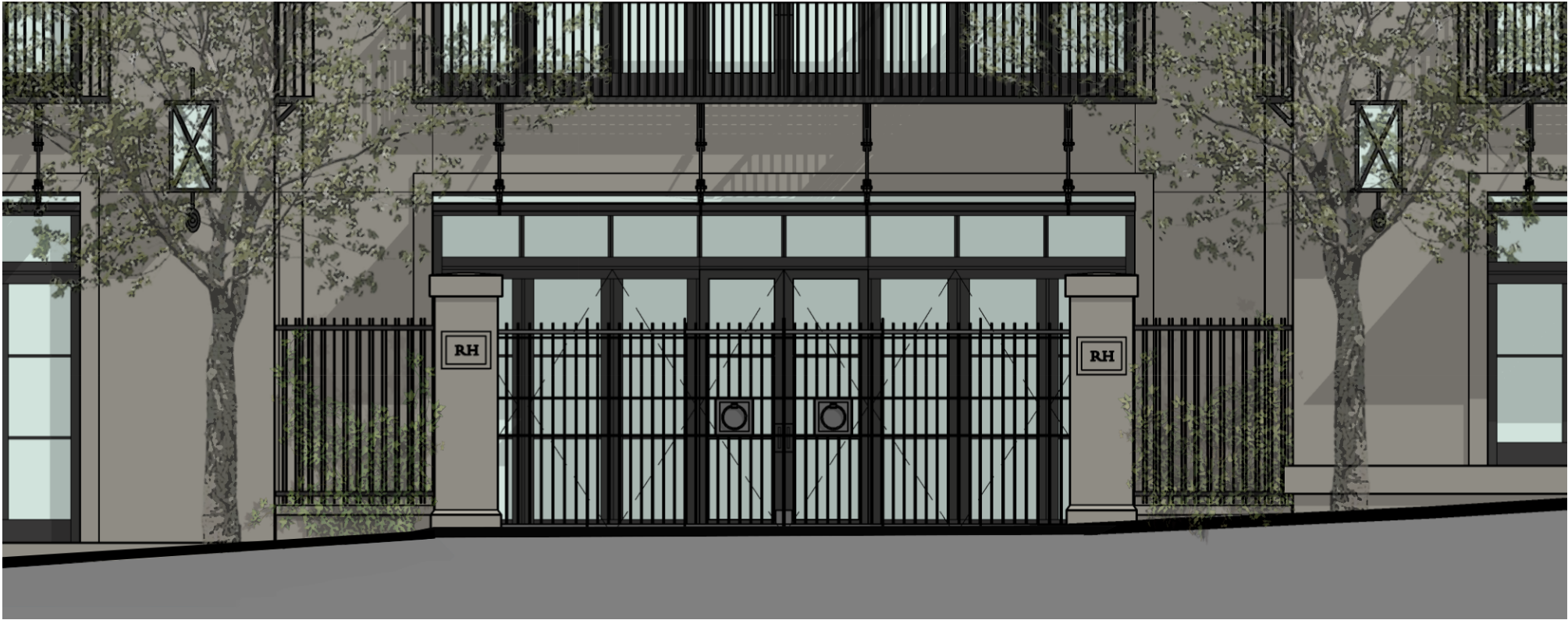




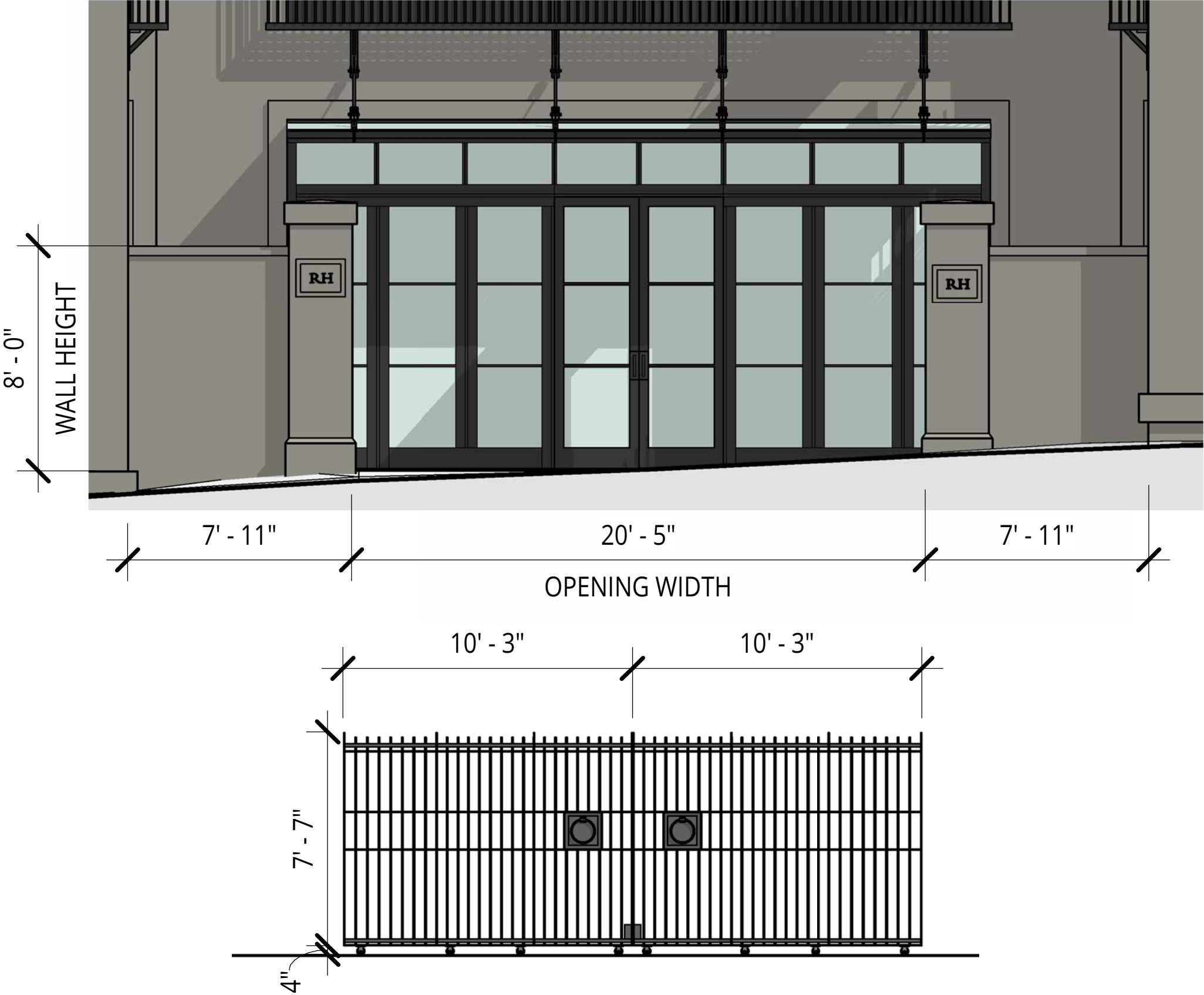


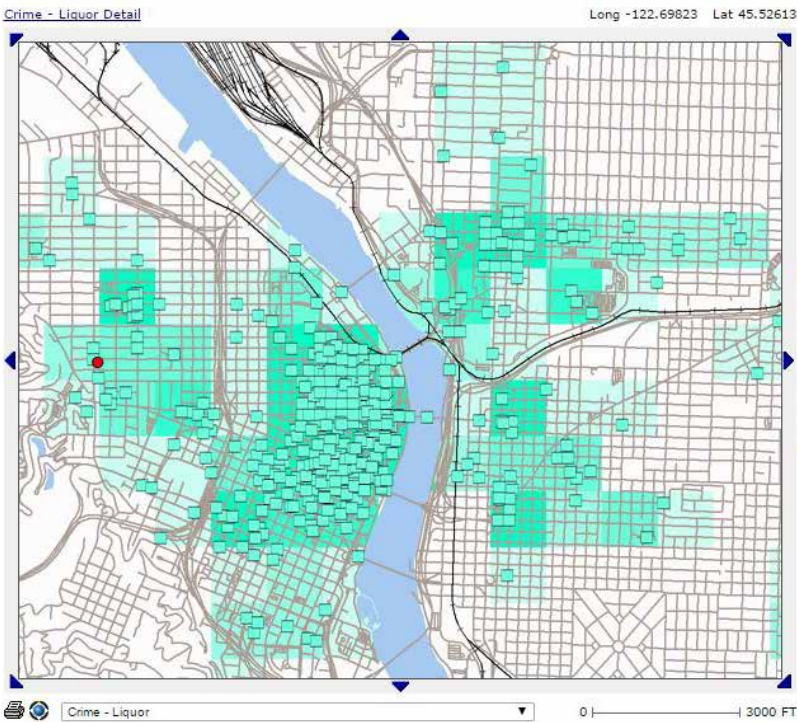


Gate **Option 1**



Gate **Option 2**



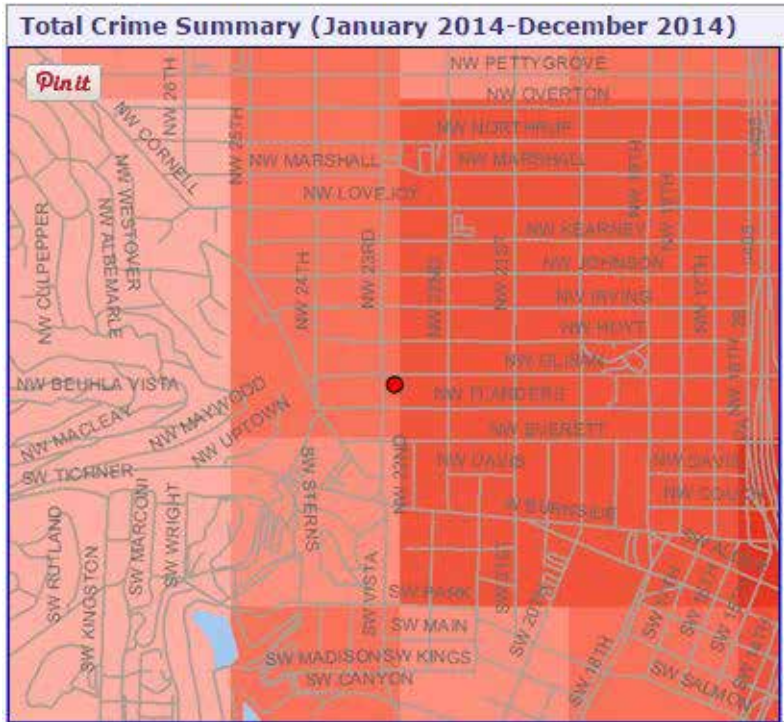


2015 Crime Statistics

- 160 cases of violating liquor laws within a half mile radius
- 125 cases of Vandalism within a half mile radius
- 110 cases of disorderly conduct within a half mile radius
- 83 cases of trespassing within a half mile radius
- 80 cases of simple assault within a half mile radius
- 58 cases of shoplifting within a quarter mile
- 57 cases of drug law violations within a half mile radius
- 44 cases of non-residential burglary within a half mile radius
- 25 cases of aggravated assault within a half mile radius
- 21 cases of Robbery (use of force) within a half mile radius

Overall, NW 23rd is a relatively safe area, it is however adjacent to higher crime neighborhoods.

The type of crime which is of a bigger concern in the area, which is backed up by the crime statistics, is street drinking. Since this is often groups of homeless people, who tend to stay for longer periods of time, an unsecured courtyard with seating is likely to be used at night for this purpose which is both undesirable to RH and the neighbourhood.



Statement from Portland Police

Thanks for allowing me the opportunity to comment on this project!

From the perspective of chronic livability issues that are present in Northwest Portland, alcoves and courtyards which do not have restricted access and have barriers of observation from the street can perpetuate problems for an individual property. One of the chronic issues we see in NW are complaints regarding behaviors related to illegal camping such as trespassing, bio waste, and littering. This is especially seen in the area of open alcoves where the structure of the building provides a barrier to the elements.

For any private property owner who wishes to protect their property, I believe it's important to have an aspect of controlled access unless there are plans to have that area monitored 24/7 by security. I would agree with your client's wish to have the ability to secure the area of the courtyard at night to prevent unauthorized access. I can see the lack of this security measure posing a problem down the road such as trespassing/camping in that area of the property. Furthermore, it would be beneficial for the area of the courtyard to be free of barriers so that activity within it can be observed from the street at all times. Elevation option #2 with all gates and no walls would provide the best option to curtail some of these livability issues from affecting your property.

If have any further questions, feel free to ask.

Regards,

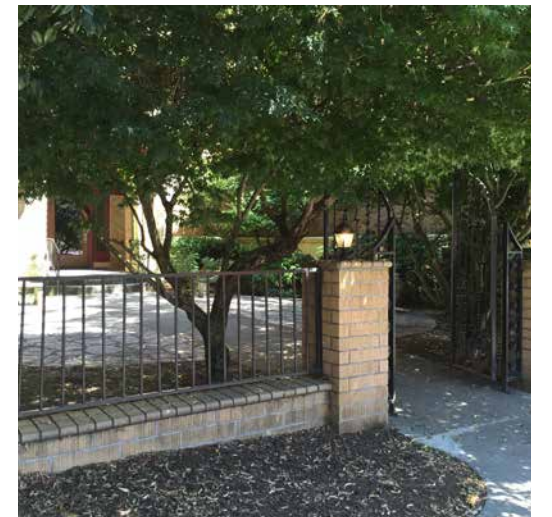
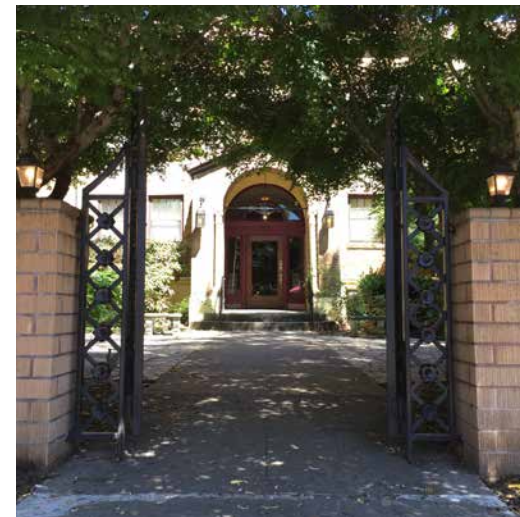
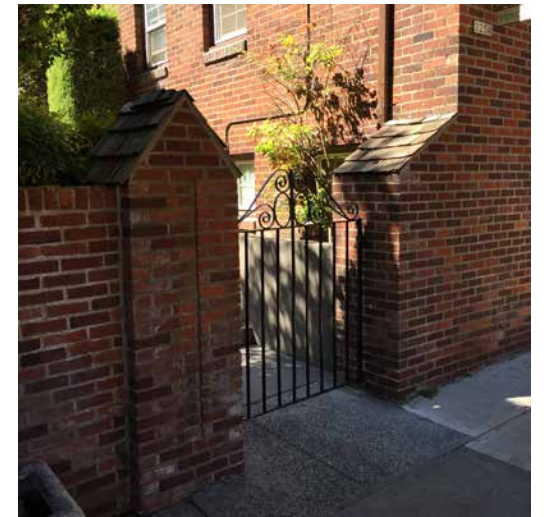
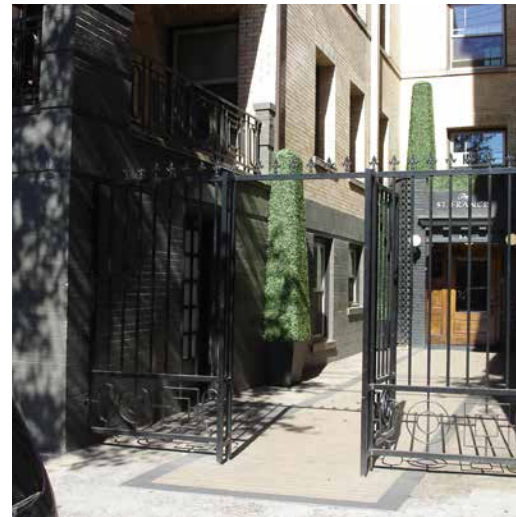
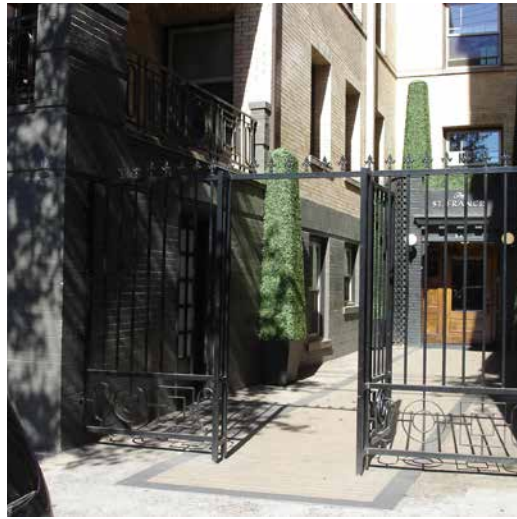
Nick

Officer Nick Newby

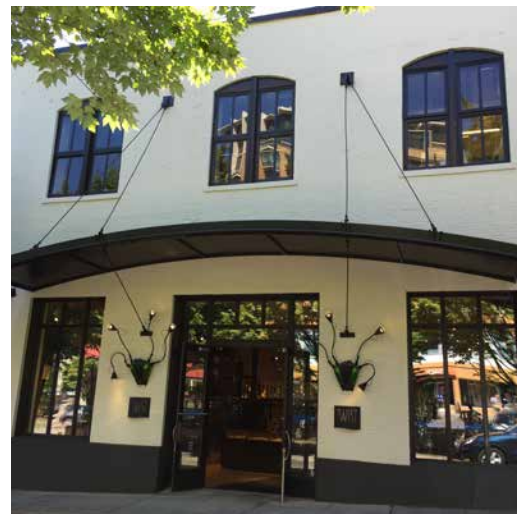
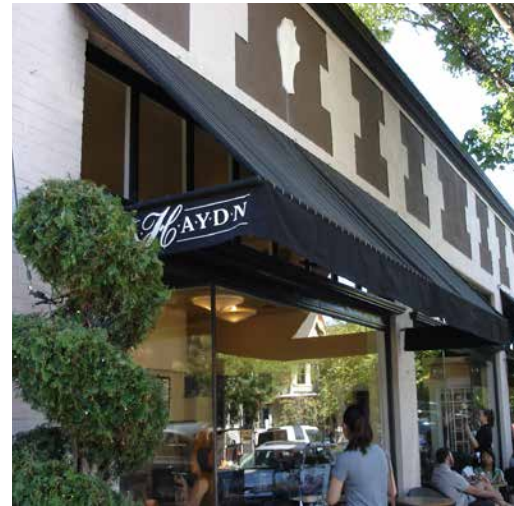
Neighborhood Response Team
Portland Police Bureau
1111 SW 2nd Ave
Portland, OR 97204
Desk: 503-823-4181
Fax: 503-823-0096
Email: nicholas.newby@portlandoregon.gov



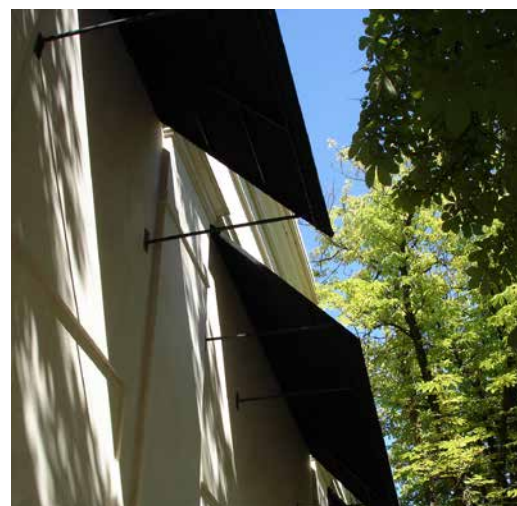
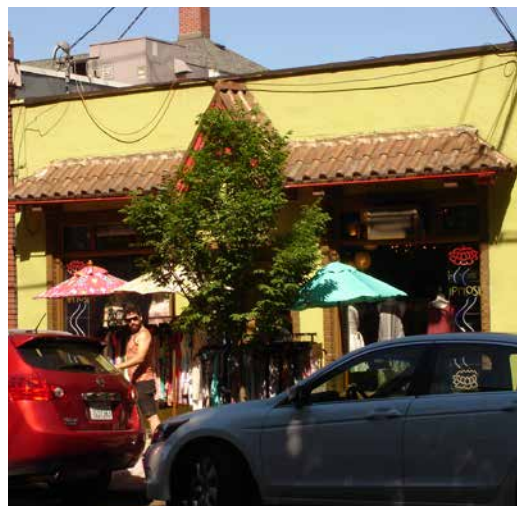
GATE PRECEDENTS: ALPHABET DISTRICT



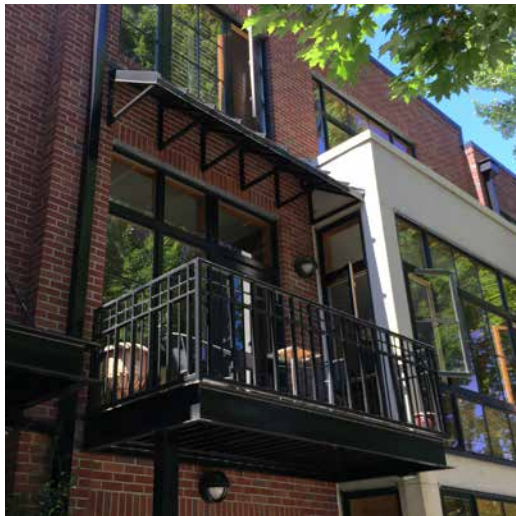
CONTEMPORARY AWNING PRECEDENTS ALPHABET DISTRICT



Proposed Glass Awning precedent images



CONTEMPORARY AWNING PRECEDENTS PEARL DISTRICT





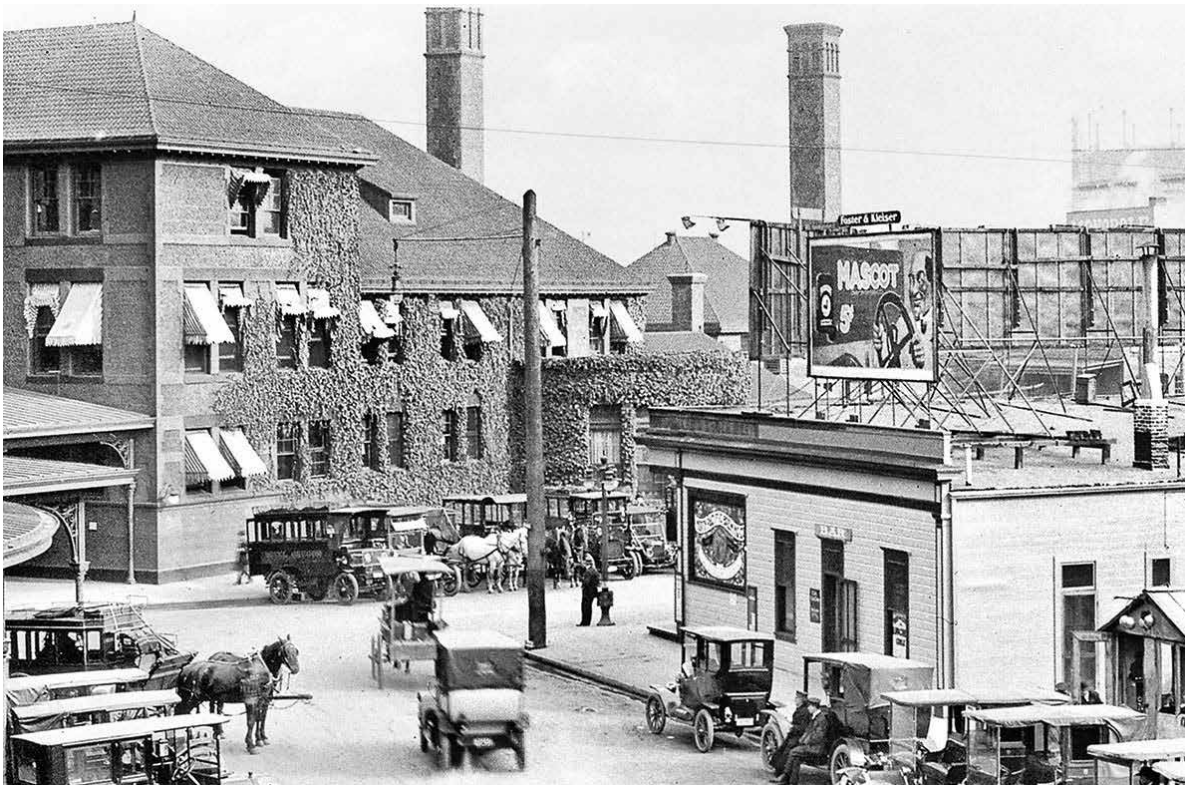
Alexandra Court Residence Hotel



The Danmoore

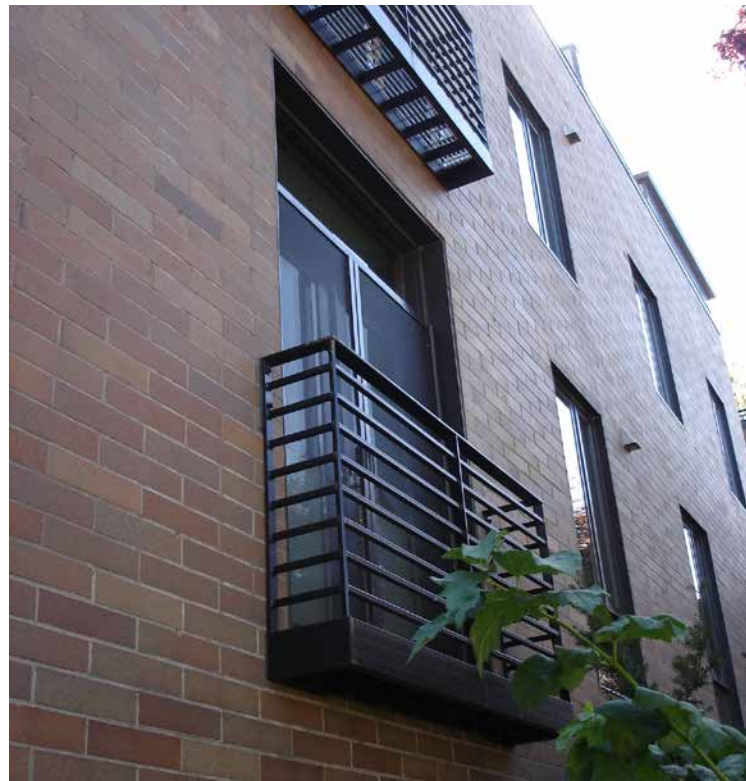


The Portland Hotel



Union Station

JULIETTE PRECEDENTS: ALPHABET DISTRICT





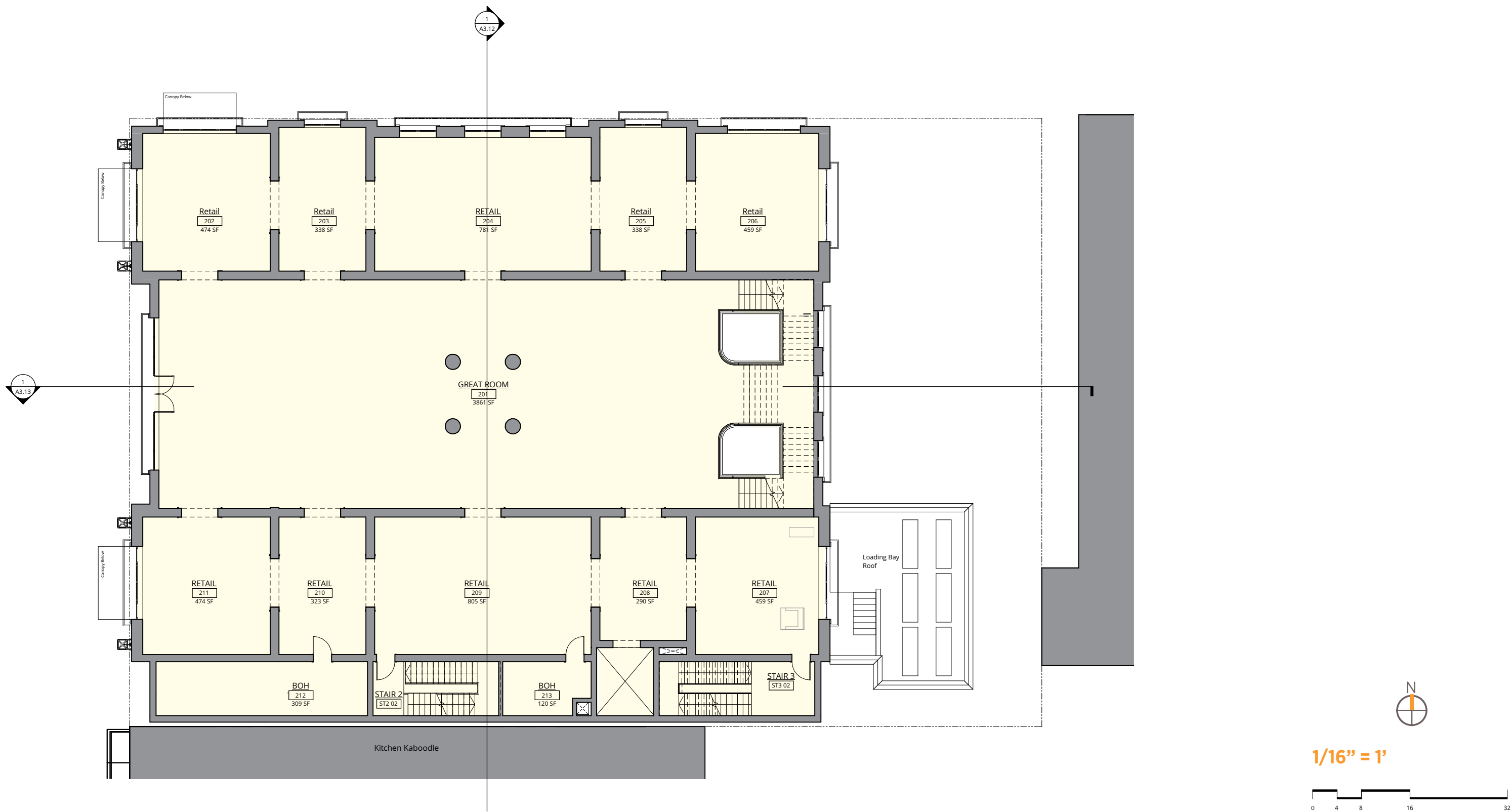
ALTERNATE DESIGN

Ideally Restoration Hardware would like to be able to provide the local community with an attractive courtyard space to use, however should this not be possible, Restoration Hardware propose the following design without the courtyard but providing a larger terrace at level three.

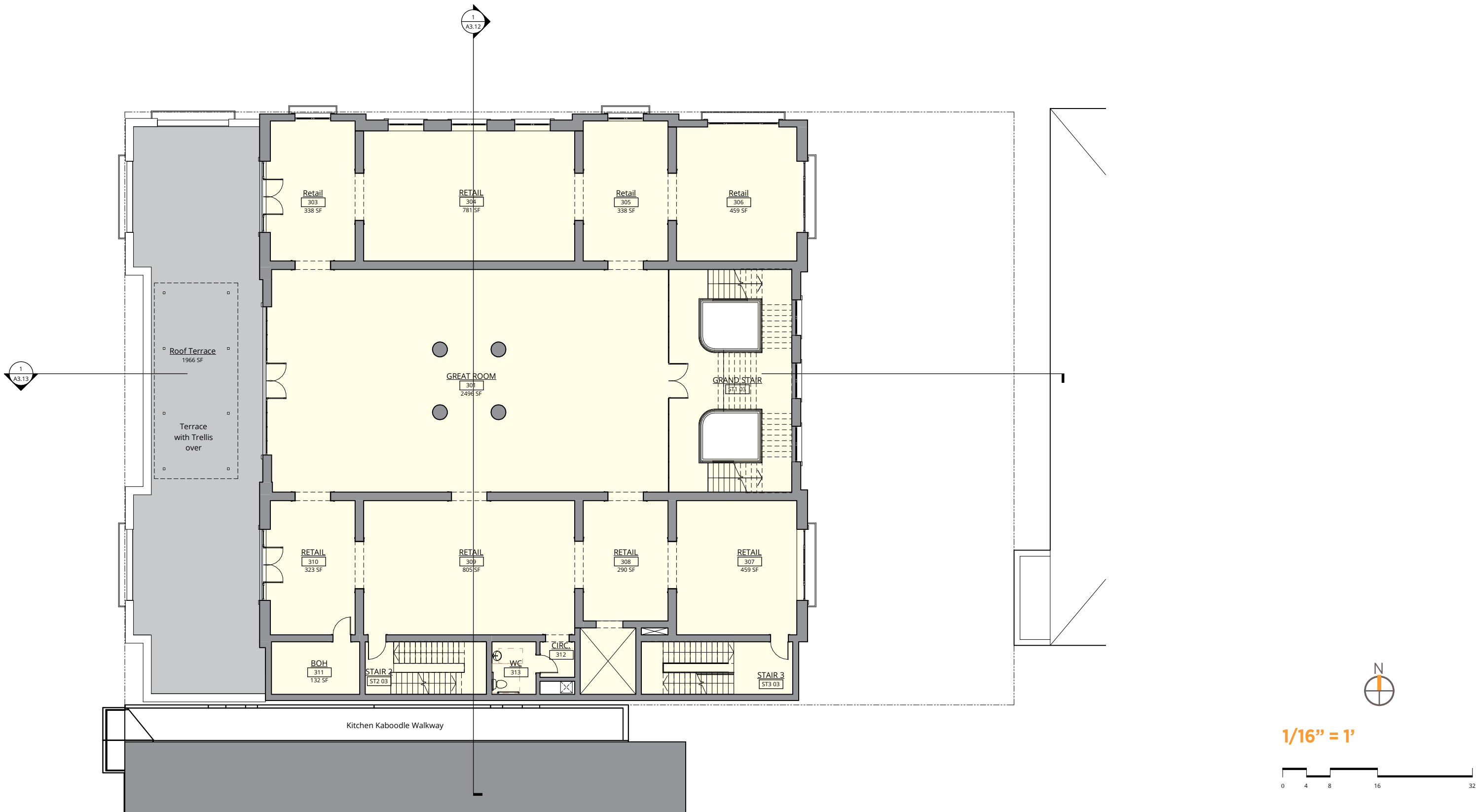
FIRST FLOOR PLAN - ALTERNATE DESIGN



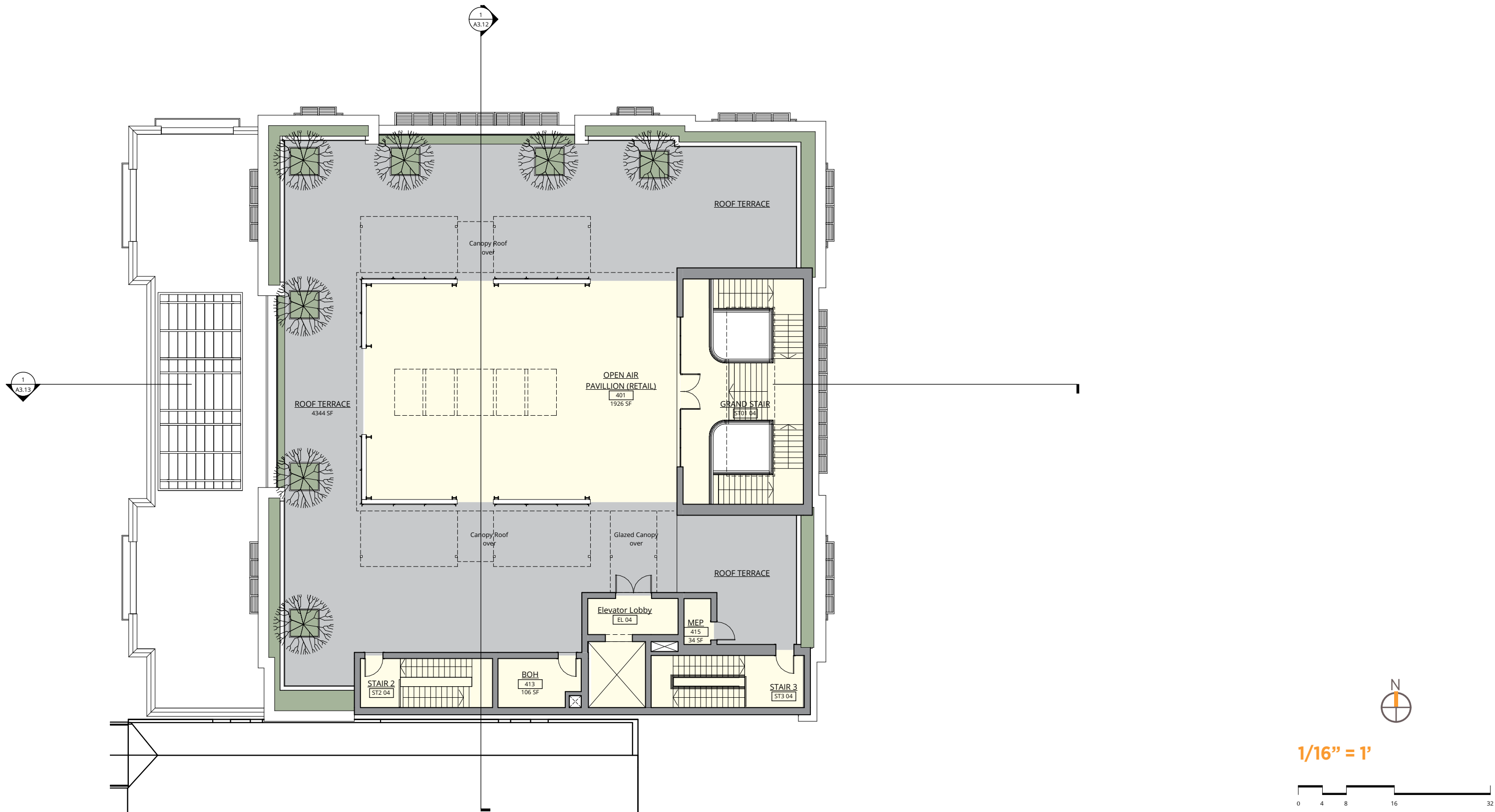
SECOND FLOOR PLAN - ALTERNATE DESIGN



THIRD FLOOR PLAN - ALTERNATE DESIGN



FOURTH FLOOR PLAN - ALTERNATE DESIGN





NW GLISAN ST - ALTERNATE DESIGN



1/16" = 1'



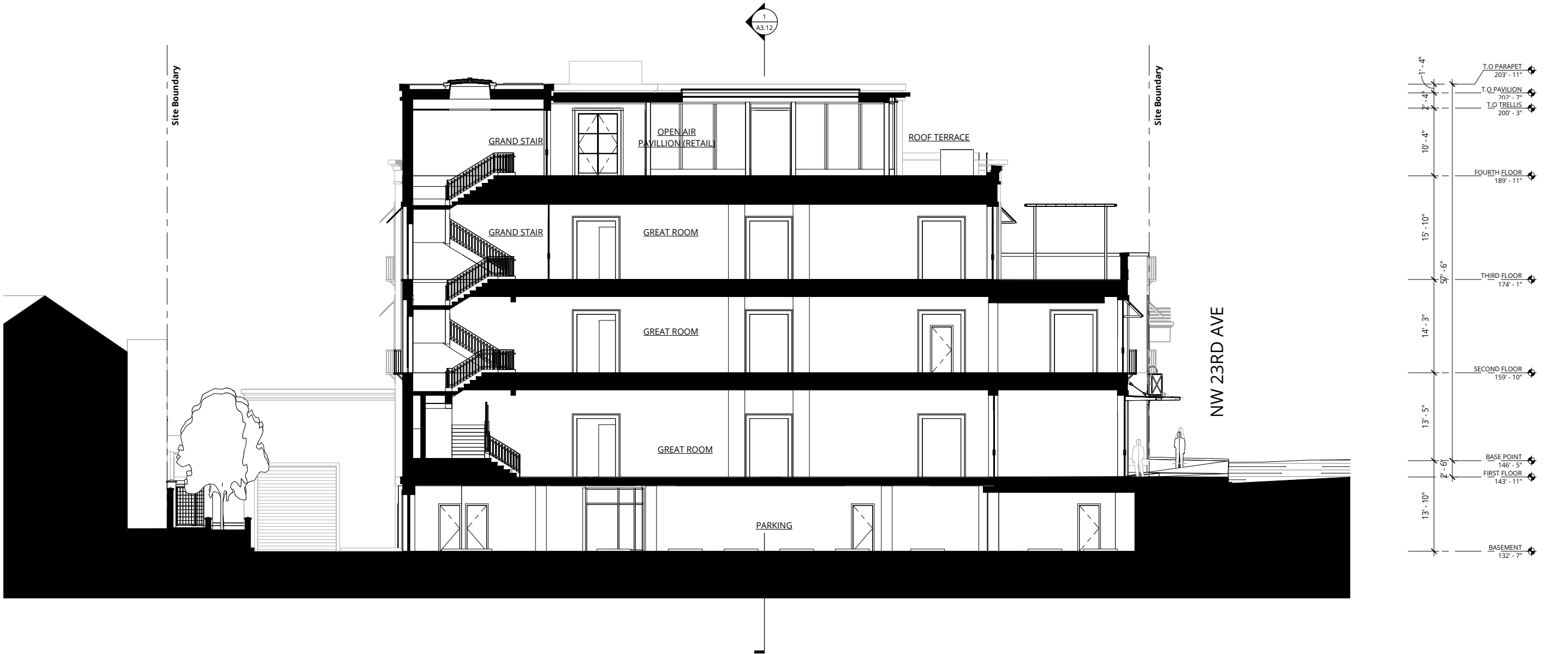
EAST ELEVATION - ALTERNATE DESIGN



1/16" = 1'



EAST/WEST SECTION - ALTERNATE DESIGN









CONTEXT IMAGES

ARCHITECTURAL CONTEXT STUDY - NW 23RD (SOUTH OF SITE)



ARCHITECTURAL CONTEXT STUDY - NW 23RD (SOUTH OF SITE)



ARCHITECTURAL CONTEXT STUDY - NW 23RD (NORTH OF SITE)



ARCHITECTURAL CONTEXT STUDY - NW 23RD DETAILS



ARCHITECTURAL CONTEXT STUDY - NW GLISAN



ARCHITECTURAL CONTEXT STUDY - NW GLISAN & FLANDERS



ARCHITECTURAL CONTEXT STUDY - DISTRICT DETAILS

